

No. 67 Callender's Mill

Four Bed Semi Detached Residence
Simmonstown | Celbridge | Co. Kildare
W23 KV67

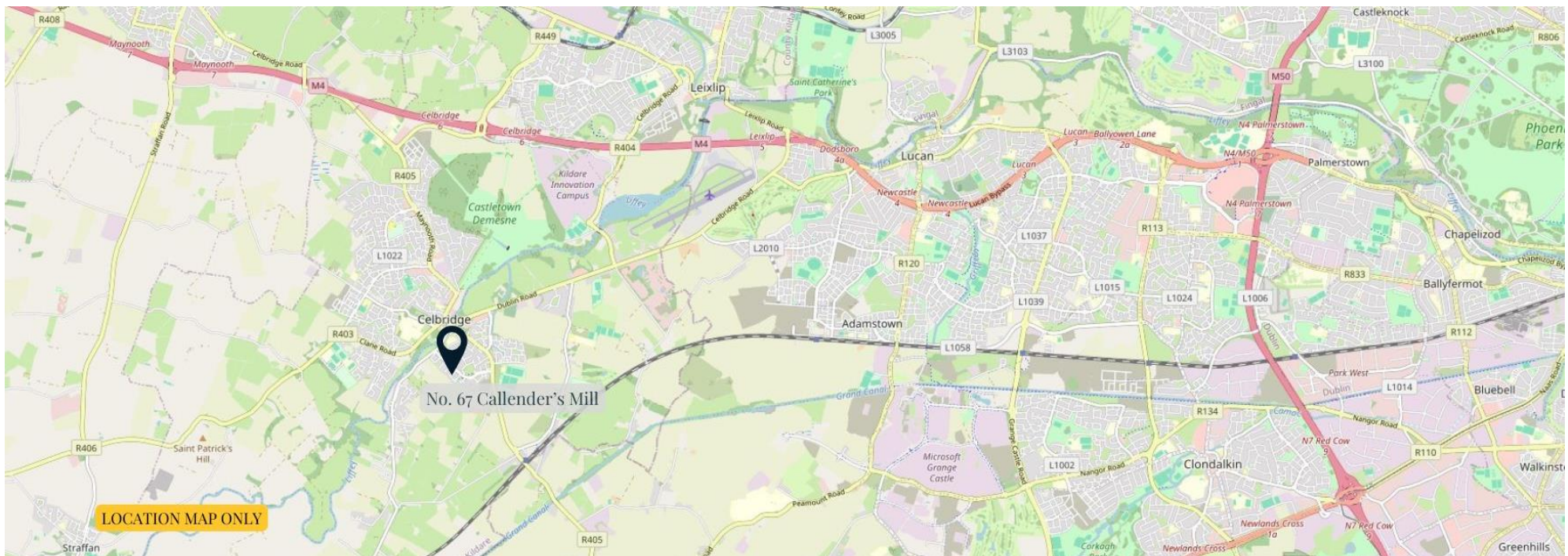


LOCATION

Callender's Mill is an established residential development positioned in a Cul de sac location, with a large green area fronting the property is also within walking distance to the historic village of Celbridge, itself is a vibrant and historic town that blends charm with convenience. Sitting along the banks of the River Liffey, its steeped in heritage yet offers a host of modern amenities including excellent schools both primary and secondary, creches, pharmacies, medical centre, supermarkets, cafés, restaurants, and leisure facilities. Families are particularly drawn to the strong community spirit, access to green spaces, and the abundance of outdoor activities available nearby, including Castletown House and its beautiful parklands, Barn Hall Rugby Club, Celbridge Sports Complex, GAA Club, Soccer Clubs, Carton Golf Course & The K Club Golf Course to name a few.

In terms of infrastructure, Celbridge is exceptionally well-connected. With road network links close by include the M50/N4/M4/M7 Motorways, offering quick access to Dublin and the wider surrounding countryside. Hazelhatch train station is only minutes away and provides regular, fast rail services to Heuston Station, I.F.S.C and Grand Canal Dock making it ideal for commuters. There is also an excellent bus service to and from the city centre, with a new bus service to Hazelhatch Station nearby too - making this a very convenient area to commute to the city from.

Celbridge c. 1 Km | Maynooth c. 7.7 Kms | Lucan c. 8 Kms | Dublin Airport c. 27.6 Kms | Dublin City Centre c. 22 Kms



J P & M D o y l e are delighted to bring to the market this superb, four bedrooms semi-detached family home ideally situated in this highly regarded family-oriented development within easy reach of all amenities. Built in c. 2004 and extends to an impressive c. 129.5 Sq.mt. / 1394 Sq. ft. over two floors and a converted attic storage space extending to additional c. 14.5 sq. mt. / 156 sq. ft.

The interior is fresh, bright, and finished in a neutral palette that creates a sense of calm and space. Each room is thoughtfully laid out and filled with natural light, enhancing the open, airy atmosphere. The spacious living areas are perfect for both everyday comfort and entertaining, while the bedrooms are generous, serene, and designed with both rest and functionality in mind. The true heart of this stunning home is its expansive open-plan kitchen, dining, and living area an inviting space designed for modern family life. Bathed in natural light, this beautifully finished room offers the perfect setting for everyday living, entertaining, and spending quality time together.







Entrance Lobby area | 2.11m x 1.31m

Features herringbone wooden flooring, panelled walls, alarm control panel.

Hallway | 6.56m x 2m

Features herringbone wooden flooring, panelled walls, timber radiator cover, ceiling coving, integrated understairs storage drawers.

Guest Lavatory | 1.5m x 1.57m

Features W.C, W.H.B & herringbone wooden flooring, panelled walls, timber radiator cover.

Utility Storage Area | 2.11m x 0.83m

Plumbed for washing machine.

Living Room | 5.12m x 3.5m

Features wooden surround fireplace with inset cast iron stove and granite hearth, herringbone wooden flooring, ceiling coving, double pocket doors to;

Open Plan Kitchen / Dining Room | 6.7m x 5.52m & 4.5m x 1.4m

Features Spacious kitchen with contemporary handleless fitted units with integrated appliances, stainless steel undermount sink, island unit with induction hob and breakfast area, herringbone wooden flooring, two roof Velux windows allowing natural light to enhance the kitchen area, stunning full width sliding glass doors to the garden area.



Upstairs

1st Return

Landing | 3.71m x 2.76m

Features carpet flooring, panelled walls, hot-press storage.

Bedroom 1 | 3.6mm x 2.23m

Features carpet flooring.

Bedroom 2 "Master suite" | 3.51m x 3.35m

Features fitted wardrobes & carpet flooring.

En-Suite | 2.22m x 1.23m

Features W.C, W.H.B, shower, fully tiled walls & flooring.

Family Bathroom | 2.72m x 1.66m

Features W.C, W.H.B & bath with electric Triton T90SR power shower unit, fully tiled walls & flooring.

Bedroom 3 | 3.24m x 3.1m

Features Fitted wardrobes & timber flooring.

Bedroom 4 | 3.52m x 2.5m

Features timber flooring.

Attic staircase

2nd return

Landing | 1.45m x 0.96m

Features Velux window, recessed lighting & carpet flooring.

Storage Room | 4.91m x 2.37m & 1.37m x 1.07m

Features two double Velux windows, carpet flooring, recessed lighting & access to attic eaves storage.









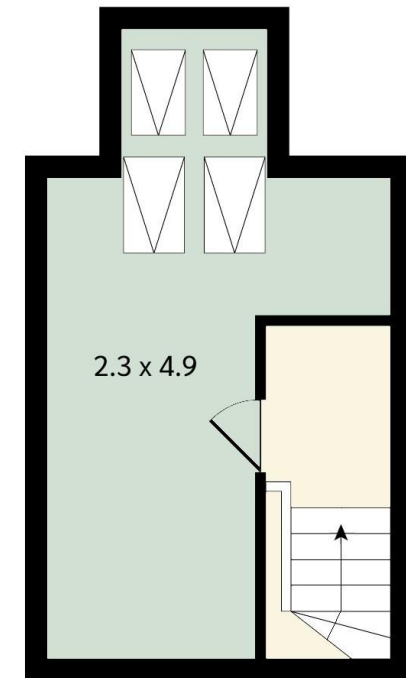
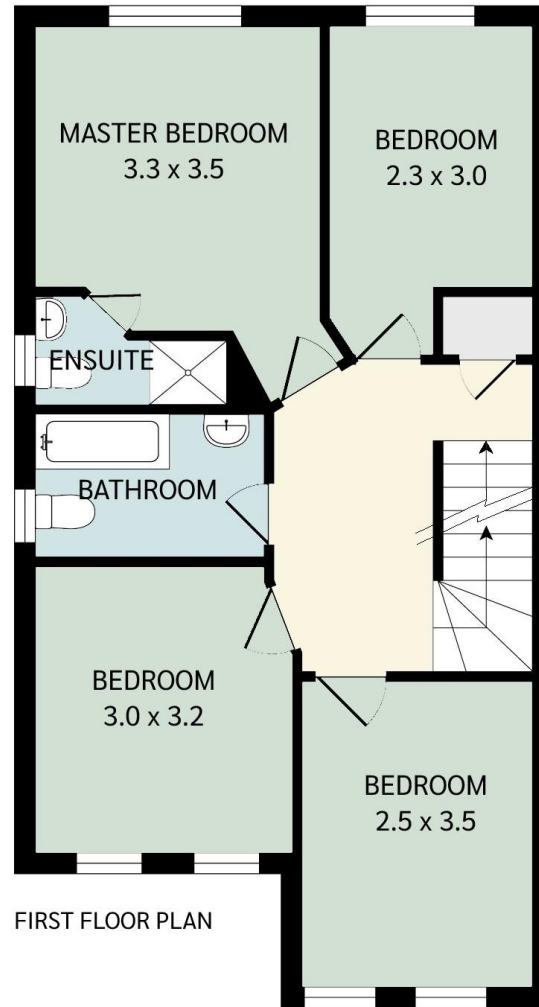
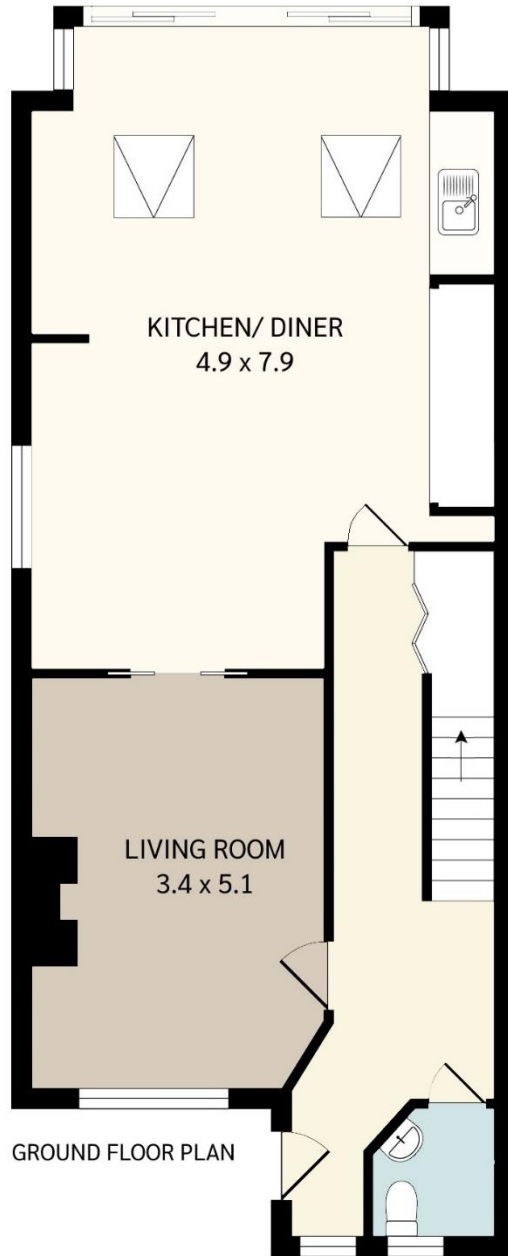


- Front garden with mature planting and with off street parking
- Side passage enclosed for extra storage space
- Rear walled garden with mature planting & patio decking



- Gas fired central heating & zoned heating.
- Telephone & fibre internet connection.
- Double glazed window & composite front door.
- Timber panelling.
- Contemporary handless kitchen units with integrated appliances.
- Private rear walled garden.
- Side passage storage area enclosed.





FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
€575,000

BER (118659549)



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